

**Directorate of Town & Country Planning, Haryana**

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Regd.

(LC-IX)

[{See Rule 16(2)}]

To

✓  
St. Patricks Realty Pvt. Ltd.  
The median, Central Park Resorts,  
Off Sohna Road, Sector-48,  
Gurugram-122018.,

Memo No. LC-2841 E+F+G-II/JE(DS)/2022/ 35189

Dated: 23-11-22

**Subject:** Request for issuance of part completion certificate in respect of Residential Plotted Colony over an area measuring 124.77 acres under part of total 196.4423 acres in Licence no. 54 of 2014, 28 of 2016, 7 of 2020 & 104 of 2021 in the revenue estate of village Dhunela & Berka, Sector-29,30,32 & 33, Sohna, Distt. Gurugram-St. Patricks Realty Pvt. Ltd.

Refer your application dated 24.08.2022, requesting to grant part completion certificate over an area measuring 124.77 acres under part of total 196.4423 acres in respect of Residential Plotted Colony in Licence no. 54 of 2014, 28 of 2016, 7 of 2020 & 104 of 2021 in the revenue estate of village Dhunela & Berka, Sector-29,30,32 & 33, Sohna, Distt. Gurugram.

Chief Engineer, HSVP, Panchkula vide memo no. 175187 dated 12.10.2022 informed that the services with respect to part area measuring 124.77 acres part of Residential Plotted Colony being developed by St. Patricks Realty Pvt. Ltd in the revenue estate of village Dhunela & Berka, Sector-29,30,32 & 33, Sohna, Distt. Gurugram have been got checked and reported laid at site and are operational/functional. The services includes water supply, sewerage, SWD, roads, street lighting and horticulture. Further, informed that internal storm water have been provided by the society which is connected with rain water harvesting system and is functional.

Senior Town Planner, Gurugram vide memo no. 6994 dated 21.10.2022 informed that the colony has been laid out as per approved layout plan.

In view of these report, it is hereby certified that the required development works in the said Residential Plotted Colony at Gurugram comprising of Licence no. 54 of 2014, 28 of 2016, 7 of 2020 & 104 of 2021 for 124.77 acres as indicated on the enclosed layout plan duly signed by me read in conjunction with the following terms and conditions have been completed to my satisfaction. The development works are water supply, sewerage, storm water, drainage, roads, horticulture, etc. The part completion certificate is granted on the following terms and conditions:-

1. The services will be laid by the colonizer upto alignment of proposed external services of the town and connection with the HSVP system will be done by the

  
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society at his own cost with the prior approval of the competent authority. In case pumping is required, the same will be done by the society at its own cost. The services will be provided as per provision in the EDC of Sonipat.

2. That the colonizer will be solely responsible for making arrangement of water supply and disposal of sewage and storm water of their colony as per requirement/guidelines of HSPCB/Environment Department till such time, the external services are provided by HSVP/State Government as per their scheme.
3. Level/Extent of the services to be provided by HSVP i.e. water supply sewerage, SWD, roads etc. will be proportionate of EDC provisions.
4. That the roof top rain harvesting system shall be maintained by the society properly and kept operational all the time to come.
5. That in case some additional structures are required to be constructed and decided by HSVP at a later stage, the same will be binding upon you. Flow control valves will be installed, preferably of automatic type on water supply connection with HSVP water supply line.
6. That the NSL formation level of roads have been verified and are correct. You shall be responsible in case of any mistake in levels etc.
7. That you shall be fully responsible for operation, upkeep and maintenance of all roads, open spaces, public parks and public health services like water supply, sewerage and drainage etc. for a period as approved in the service plan estimates of your colony from the date of issuance of final completion certificate or earlier relieved of said responsibility and thereupon transfer all such roads open spaces, public parks and public health services like water supply, sewerage and drainage etc. free of cost to the Government or the Local Authority as directed.
8. That you shall neither erect nor allow the erection of any communication and transmission Tower with in colony without prior approval of competent authority.
9. That you shall use LED fittings for street lighting in the licenced colony.
10. That you shall comply with the conditions of Service Plan/Estimates approved by the Department vide memo dated 16.05.2022 and the conditions imposed by CA-HSVP, Panchkula in the letter annexed as Annexure A-1.
11. That you shall be required to obtain final completion certificate after laying out the colony as per approved layout plan and completion of Internal Development Works as per approved specifications and design as required under section 3(6) of the Haryana Development and Regulation of Urban Area Act, 1975.
12. That you shall get the licence renewed as laid down under rule 13 of the Haryana Development and Regulation of Urban Area Rules, 1976 till the grant of final completion certificate.
13. That you shall complete the construction of community buildings as per provisions of Act No. 8 of 1975.

Haryana Development  
& Regulation of Urban  
Area Act, 1975

14. That you shall abide by all prevailing norms/rules and regulations as fixed by HSVP.
15. That you shall transfer the area falling under sector road/green belt/24 mtr wide road forming part of licenced area within 60 days of issuance of this letter.
16. This part completion certificate shall be void ab-initio, if any of the conditions mentioned above are not complied with.

DA/As above.


  
(T.L. Satyaprakash, IAS)  
Director General,  
Town & Country Planning,  
Haryana, Chandigarh.

Endst. No. LC-2841- JE(DS)-2022/

Date:

A copy is forwarded to the following for information and necessary action.

1. The Chief Administrator, HSVP, Sector-6, Panchkula.
2. Senior Town Planner, Gurugram.
3. District Town Planner, Gurugram.
4. Chief Account Officer of this Directorate.
5. Project Manager (IT) with a request to host this approval on website.

  
(R.S. Batth)  
District Town Planner (HQ)  
For: Director General, Town & Country Planning  
Haryana, Chandigarh